

Detroit – Joy Rd to Dearborn Heights / Greenfield Rd to City Limits

Wayne County

Residential	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	169	107	- 36.7%	1,216	1,174	- 3.5%
Pending Sales	65	60	- 7.7%	539	547	+ 1.5%
Closed Sales	57	67	+ 17.5%	525	512	- 2.5%
Days on Market Until Sale	67	43	- 35.8%	53	58	+ 9.4%
Median Sales Price*	\$88,000	\$88,900	+ 1.0%	\$90,750	\$81,000	- 10.7%
Average Sales Price*	\$98,794	\$112,064	+ 13.4%	\$105,819	\$99,982	- 5.5%
Percent of List Price Received*	93.2%	95.6%	+ 2.6%	94.6%	94.7%	+ 0.1%
Inventory of Homes for Sale	428	374	- 12.6%	—	—	—
Months Supply of Inventory	7.0	6.2	- 11.4%	—	—	—

Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	0	- 100.0%	6	5	- 16.7%
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	0	0	0.0%	4	1	- 75.0%
Days on Market Until Sale	—	—	—	215	278	+ 29.3%
Median Sales Price*	—	—	—	\$17,500	\$55,000	+ 214.3%
Average Sales Price*	—	—	—	\$17,250	\$55,000	+ 218.8%
Percent of List Price Received*	—	—	—	95.1%	110.2%	+ 15.9%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.6	4.0	+ 150.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

